



## Unit 1 Haynes Publishing Estate, Sparkford, Yeovil BA22 7JJ

### TO LET

Area: 32,540.00 sq ft (3,023.06 sq m) | Rent: £178,970 PA |

#### LOCATION:

Home of the Haynes Publishing Group, the estate is located in the village of Sparkford approximately ½ mile from the A303. Sparkford is located to the north of Yeovil in South Somerset. Sherborne, Bruton, Wincanton and Castle Cary are all a short drive distant being readily accessible.

#### KEY FEATURES:

- Substantial warehouse
- Additional space available
- Extensive car parking
- Drone footage is available
- Industrial/distribution
- Access onto the A303 within 1/2 mile
- Plans are available on our web site

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### DESCRIPTION:

The building comprises a warehouse unit adjoining which is a large car park. There are goods loading doors at either end of the building.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Warehouse	32,540.00	3,023.06
<b>TOTAL</b>	<b>32,540.00 sq ft</b>	<b>3,023.06 sq m</b>

### TENURE:

A new lease is offered

### EPC:

### VAT:

VAT will be charged

### LEGAL COSTS:

Each party to be responsible for their own legal costs

### RATES:

For verification purposes, interested parties are advised to make their own enquiries at [www.voa.gov.uk](http://www.voa.gov.uk)

### CONTACT:



**Chesters Harcourt**

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